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CITY OF

FORT LAUDERDALE

**AVIATION ADVISORY BOARD
Fort Lauderdale Executive Airport
Administrative Office - Multipurpose Room
6000 NW 21 Avenue
Fort Lauderdale, FL
Thursday, June 28, 2007, 1:30 p.m.**

Board Members	Attendance	Cumulative Attendance	
		1/07 to 12/07 Present	Absent
William Aston	A	3	2
Bunney Brenneman, Chair	P	5	0
Lloyd Evanson	P	5	0
Richard McDonald	A	0	1
John McKaye	A	3	2
Joseph Scerbo, Vice Chair	P	5	0
Deborah VanValkenburgh	A	3	2
Sharon Woods	P	4	1

Airport/City Staff

Clara Bennett, Airport Manager
Mark J. Cervasio, Assistant Airport Manager
Alex Erskine, Assistant Airport Manager
Vicki Minard, Assistant City Attorney
Fernando Blanco, Airport Engineer
Florence Deardorff, Noise Abatement Officer
Rufus A. James, Airport Operations Supervisor
Debra Donato, Administrative Assistant I
Stephanie Horchreder, Airport Programs Aide
Jason Robinson, Airport Operations Aide
Leslie Carhart, Administrative Assistant II
Jennifer Arthur, Business Enterprise

Visitors

Bonnie Schultz, FAA Tower
Vincenzo Oppedisano, Sano Aviation
Cynthia Frank, Denholtz Associates
Dave Bardt, Kimley Horn & Associates
Joan Kuntz, Sheltair
Clarence Jackson, Congressman Alcee Hastings' staff
Linda Zur, Macaulay Investments Corporation

FORT LAUDERDALE EXECUTIVE AIRPORT

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The meeting was called to order at 1:34 p.m. by Chair Brenneman and roll was taken.

[The Board members present heard an update item while awaiting Mr. Scerbo's arrival for a quorum.]

1. Approve Minutes of May 2007 Meeting

Motion made by Mr. Scerbo, seconded by Mr. Evanson, to approve the minutes of the Board's May 2007 meeting. In a voice vote, the motion passed unanimously.

2. FLL Update Presentation by Mr. Bolfi Posadas, Airport Planner with Broward County Aviation Department

This item was postponed.

3. Project 10802 – Taxiway Alpha Relocation - Reject Bids and Re-Advertise Project

Mr. Blanco informed the Board that staff had negotiated a task order with Kimley-Horn and Associates to provide design services for the relocation of both phases of Taxiway Alpha. Plans and specifications were completed and the project was advertised on May 16, 2007. A total of five bids had been received and opened on June 15, 2007:

Central Florida Equipment Rentals, Inc.	\$ 8,643,374.50
General Asphalt Co., Inc.	\$ 9,291,925.30
State Contracting & Engineering Corp.	\$ 9,628,901.90
Community Asphalt Corp.	\$ 9,933,923.02
Posen Construction, Inc.,	\$7,848,849,265.00

Mr. Blanco stated the low bidder was approximately 1.7% above the engineer's construction costs estimate. When combined with the estimated costs for project construction inspection, consultant support and testing services, the total project costs exceeded the FAA's budgeted amount. Mr. Blanco said there were also bid irregularities in the form of incorrect unit prices and non-responsiveness from the low bidder in not making a good faith effort to meet DBE goal. Mr. Blanco reported that after consulting with the FAA, staff was recommending that the bids be rejected and the project be re-advertised.

Mr. Bardt explained that the error in the Posen bid had been caused by Posen's entering an incorrect unit price. Mr. Bardt informed the Board that even if this were corrected, Posen would not have been the low bidder.

Staff Recommendation:

Staff recommends that the bids be rejected due to bid irregularities and non-response and that the project be re-advertised.

Motion made by Ms. Woods, seconded by Mr. Scerbo, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

4. Project 10802 – Taxiway Alpha Relocation - Federal Aviation Administration Grant Application

Mr. Blanco informed the Board that before the FAA would obligate Federal grant money for the Runway project, they required that a "Runway Safety Area Analysis" be provided identifying a means to alleviate the non-standard separation of Taxiway Alpha from the runway and removing operational restrictions placed on its use.

Mr. Blanco stated the FAA had placed a very high priority on this project and had requested that they submit a grant application for an amount not to exceed \$9 million. Due to the timing involved in meeting the FAA grant execution deadline, staff was requesting that a grant application be sent to the FAA for a maximum participation of \$9 million, or 95% of the total project cost and that if the new bids received were within a total budget of approximately \$9.5 million, that the City execute the grant with the FAA. Mr. Blanco said the FDOT had indicated that they would fund up to 2.5% of the total project cost with the remaining funds coming from the Airport's approved CIP.

Staff Recommendation:

Staff recommends that the City submit a Grant Application to the FAA for a maximum of \$9,000,000 or 95% of the total project cost and that the City execute the grant when offered.

Motion made by Mr. Scerbo, seconded by Ms. Woods, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

5. Assignment of Innkeepers USA Limited Partnership Lease for Parcel 8F2 to Grand Prix Fort Lauderdale LLC

Ms. Donato explained that Parcel 8F2 was currently leased by Innkeepers USA Limited Partnership by virtue of a lease agreement dated August 1, 1984, for the term of 50 years, expiring in the year 2034. She reported the current annual rent was \$93,928.97 with the next annual consumer price index adjustment scheduled for August 1, 2007.

Ms. Donato informed the Board that they had received a request to assign the lease to Grand Prix Fort Lauderdale LLC. The reason for the assignment was that the assignor, Innkeepers USA LP, was being acquired by an affiliate and Innkeepers USA would assign its interest in the ground lease to Grand Prix Fort Lauderdale LLC.

Ms. Donato explained that Innkeepers USA LP was a real estate investment trust and a leading owner of upscale and extended-stay hotel properties throughout the United States. She stated that assignments of this type were permitted under the terms of the lease, subject to consent of the City, which shall not be unreasonably withheld.

Staff Recommendation:

The staff recommends approval of the Assignment of Innkeepers USA Limited Partnership for Parcel 8F2 to Grand Prix Fort Lauderdale LLC.

Motion made by Ms. Woods, seconded by Mr. Evanson, to approve the staff recommendation. In a voice vote, the motion passed unanimously.

WALK-ON ITEM:

6. Parcel 15 – Macaulay Investments Corporation – Consent to sublease with Sano Aviation Corporation

Ms. Bennett informed the Board that Macaulay Investments currently leased Parcel 15, and the building was occupied by Aztec Jet Center as a full-service FBO. Ms. Bennett explained that lease had a term of 40 years and the rent was adjusted annually using the consumer price index. The next adjustment was scheduled for July 2007, and the new annual rent would be \$41,218.08.

Ms. Bennett reported they had received a request that the City consent to their sublease with Sano Aviation Corporation, who intended to occupy more than 50% of the usable area for aviation-related business. The sublease was for nine years, and was subordinate to the City's lease with Macaulay Investments Corporation.

Ms. Bennett introduced representatives from Macaulay Investment and Sano Aviation.

Mr. Scerbo asked what the value of the property was at last appraisal. Ms. Bennett reminded Mr. Scerbo that aviation property was valued based on appraisals of similar properties at airports with similar fuel sales; there was no way to know what the value would be on a sales basis because airports did not sell aviation land. The market rental rate on the property was a minimum of \$.30 per square foot.

Staff Recommendation:

We recommend consent to the sublease between Macaulay Investments Corporation and Aztec Jet Center and Sano Aviation Corporation for Parcel 15 at the Fort Lauderdale Executive Airport.

Motion made by Mr. Evanson, seconded by Ms. Woods to approve the staff recommendation. In a voice vote, the motion passed unanimously.

Update Items

A. Noise Compatibility Program

[This item was taken out of order]

FAA Air Traffic Control – “I-95 Turn” Meeting

Ms. Deardorff reported that the previous week, staff held a meeting with local FAA Air Traffic Control officials, Commissioner Christine Teel, Airport Tenants, and local jet pilots to discuss the possibilities of extending the hours of the “I-95 Turn” for jets. Ms. Deardorff explained that currently, the I-95 Turn was used from 11:00 p.m. to 7:00 a.m. They asked ATC to extend the hours from 8:00 p.m. to 8:00 a.m. Ms. Deardorff said they had also discussed the possibility of jets climbing to an initial altitude of 3,000 feet, and this would be explored by ATC. She agreed to keep the Board informed of any further developments.

Noise Abatement Workshop – Propeller Pilots

Ms. Deardorff announced that on July 12, 2007, the Noise Abatement Office would hold a Noise Abatement Workshop for propeller pilots.

B. Development and Construction

Pavement Demolition and Drainage Improvement

Mr. James informed the Board that the pavement demolition and drainage improvement project was now complete.

Airfield Pavement Marking Rehabilitation

Mr. James said they hoped to begin the airfield pavement marking rehabilitation project by July 9, 2007. He reported that a pre-construction meeting was held on June 15, 2007 with the contractor, Hi-Lite Markings, Inc. to discuss the scope of this project, which would include painting all of the markings on the taxiways, taxiway connectors and Runway 8-26. Notices To Airmen (NOTAM) would be issued to the Flight Service Station for pilots, and tenants will receive a notice of the closure times and dates.

C. Arrearages

There were no arrearages to report.

D. Airport Funding Overview

Ms. Carhart gave a Power Point presentation regarding FXE's funding, a copy of which is included in the public record.

E. FLL Update

Ms. Deardorff stated that staff had attended the Broward County and FAA public hearings regarding the FLL expansion. Ms. Bennett had spoken on behalf of the City and City Commission at the Broward County public hearing on June 5, supporting alternative B1C, which included expansion of the south runway and the decommissioning of runway 13-31. This alternative would have the least impact on the City of Fort Lauderdale.

Ms. Deardorff said the airport was seeking a new director. Ms. Woods stated the County administrator had made another offer to the first candidate, a former employee of the airport.


Ms. Deardorff reported that the FAA's Draft Environmental Impact Statement was complete, and the final was expected by the end of 2007. The FAA should make a record of decision in 2008; once that was complete, FLL could begin the construction process.

Other Announcements

Chair Brenneman announced that Ms. McDonald had resigned from the Board because she had moved out of Fort Lauderdale. Ms. Brenneman said Ms. McDonald was facilitating the creation of an aviation magnet school.

There being no further business before the Board, the meeting adjourned at 2:40 p.m.

- Next scheduled meeting date: Thursday – August 23, 2007 – 1:30 PM


Bunney Brenneman, Chair

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.